

2024-004787

Klamath County, Oregon

06/13/2024 12:48:02 PM

Fee: \$87.00



After recording return to:
Joshua Jarmie
138041 Manzanita St
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to:
Joshua Jarmie
138041 Manzanita St
Gilchrist, OR 97737

File No.: 7064-4157467 (SNB)
Date: May 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Carolyn Grace Byrd the duly appointed, qualified and acting personal representative of the estate of Jeffrey Lynn Byrd, deceased, conveys to Joshua Jarmie that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 25 OF TRACT 1318 - GILCHRIST TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$269,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN: **881472**

Personal Representative's Deed
- continued

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IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

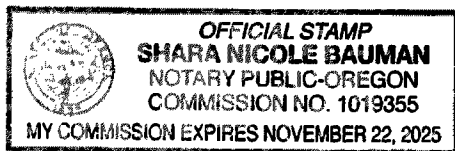
Dated this 5 day of June, 2024.

Jeffrey Lynn Byrd

By: Carolyn Grace Byrd
Carolyn Grace Byrd as Personal Representative

STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 5 day June, 2024 by Carolyn Grace Byrd, as personal representative of the estate of Jeffrey Lynn Byrd



Shara Nicole Bauman

Notary Public for Oregon
My Commission Expires: 11/22/25